

# The Proposal to Create a New Municipal Campus at 100/150 Rustcraft Road



10/03/2013



# First, A Little History . . .

Studies show the  
need for a:

New Police  
Station

And...





# A Senior Center





In addition, due to space constraints, several departments have relocated from Town Hall



Now, Time to Present a Unique  
Solution...

# The Strategy

When the new owner purchased the Rustcraft property  
Selectmen approached the Davis Companies to discuss  
the opportunity to develop a Municipal Campus



# The Strategy

The size of the property allows a vision of an integrated municipal campus that would bring together Town departments, create efficiencies and deliver improved customer service





# The Strategy

At the same time, we would solve the urgent Police Station problem – delivering a best-in-class facility that our police force & citizens deserve, AND...



A New Police Station At Rustcraft



A Secure Sally-Port



New 911 Center



Roll Call and Training Room

# The Strategy

Solve the longstanding need for a Senior Center that supports the Council on Aging programs and is conveniently located





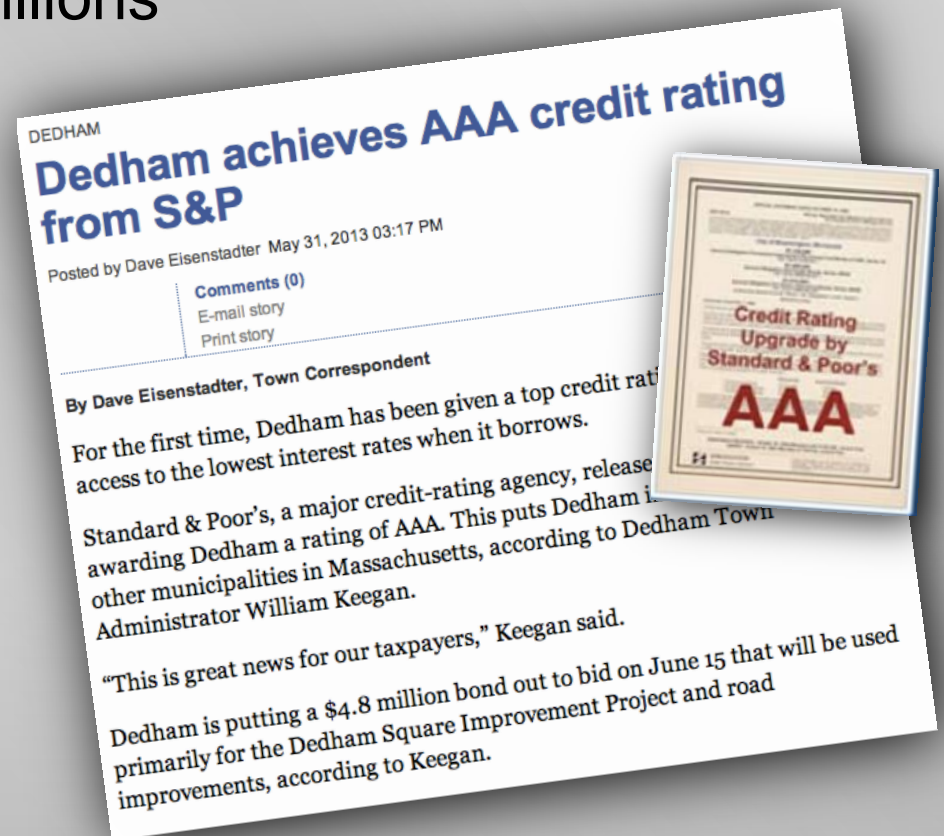
# The Strategy

This move will open up exciting land use opportunities in Dedham Square; including new creative, civic space & greenscaping, along with new retail and residential opportunities for an even more vibrant downtown.



# The Strategy

All this will be accomplished without raising **ANY** property taxes and through the result of the Town's creative fiscal discipline to establish the meals/hotel "piggy bank" which has already raised millions





# The Strategy

With this unique opportunity we will address decades of legacy infrastructure issues, all within our budgetary means, that will position us to serve future generations and meet the growing demands of the 21<sup>st</sup> Century





# The Vision

With bold leadership, creative vision, and rigorous planning, we are ready to solve a host of legacy infrastructure issues, while taking advantage of a simultaneous opportunity to innovate and optimize Town services.

The future of Dedham largely depends on our collective efforts to find more economical methods of bringing municipal services together and ensuring that every capital dollar spent results in a sound investment back into the community.

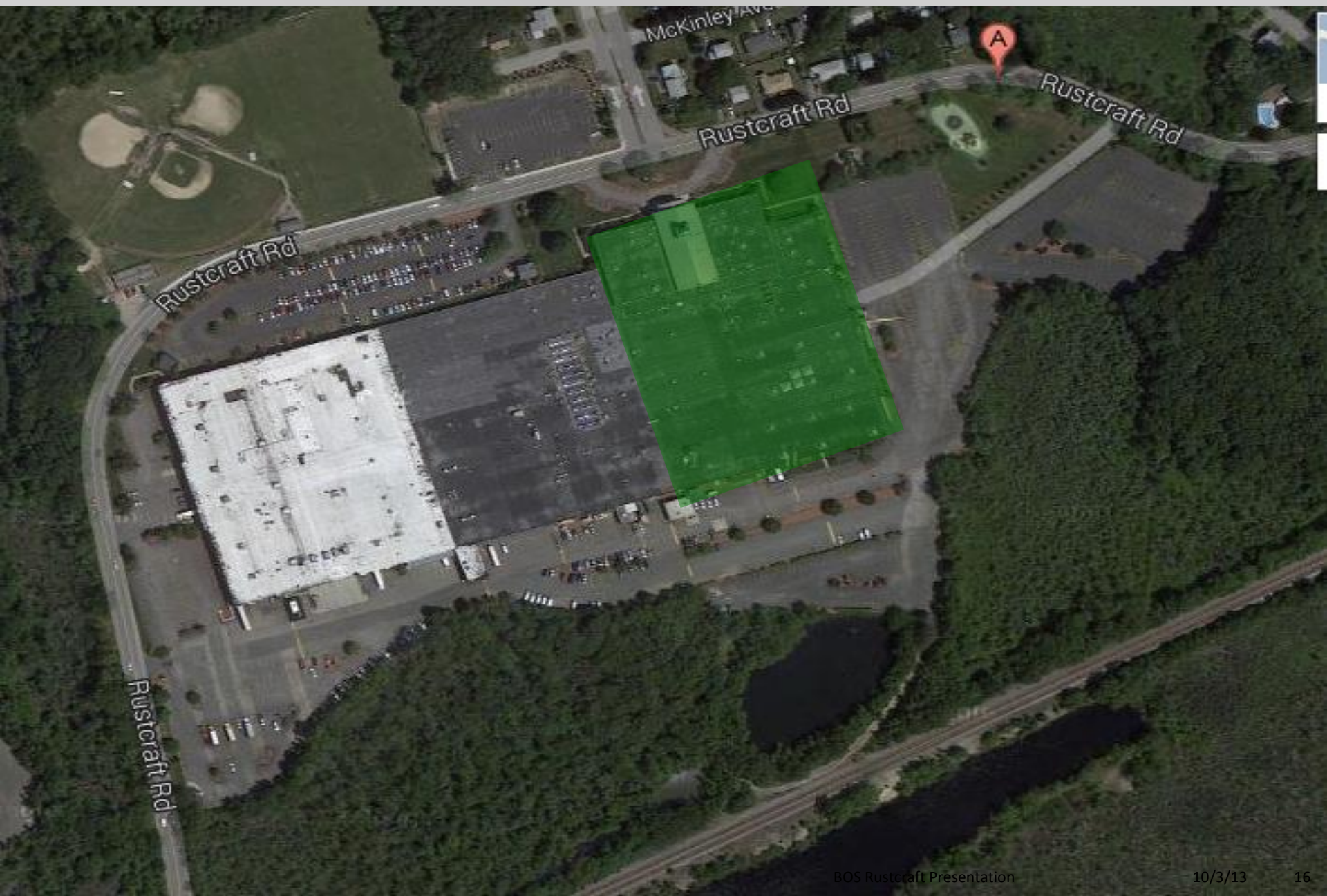
**Our future is now; let's embrace it and move forward together to establish this exciting new page of Dedham's history**



# The Property

- ❖ The property located at 100/150 Rustcraft Road in Dedham was acquired by the Davis Companies of Boston at a Public Auction in February of 2013,
- ❖ The Town entered into discussions with the Davis Companies in March of 2013
- ❖ The Davis Companies closed as owners of the property on March 8, 2013,
- ❖ The portion of the property that Dedham is considering obtaining currently spans about 224,000 sq. ft. of vacant space,
- ❖ The Town has had formal discussions with the Davis Companies to negotiate a price to acquire a portion of the property to accommodate multiple Town Government operations









# Identified Occupants for Rustcraft

- ❖ Police Station
- ❖ Town Hall
- ❖ Senior Center/Council on Aging
- ❖ Engineering Offices
- ❖ Parks and Recreation Offices/Program Space/Garage
- ❖ Ancillary Offices such as the Credit Union (sub-lease)



# Benefits of a Single Facility

- ❖ One Stop Service for Residents and Businesses
- ❖ Improves the Efficiency of Delivering Town Services
- ❖ Improves the Interaction and Communication between Town Departments
- ❖ Allows for the Consolidation of Facility Maintenance Needs
- ❖ Addresses Multiple Facility Needs that have been Previously Identified
- ❖ Less Impact to the Neighborhood (vs. what is allowed by existing zoning)
- ❖ Added Parking Capacity for utilizing and participating in Town Government



# Construction and Re-use Alternatives

- Prompted by the opportunity to consolidate facilities the Town engaged BETA Group, Inc. to provide cost estimates for free-standing sites:
  - Police
  - Senior Center
  - Town Hall
- The Town engaged BETA Group and the Urban Land Institute to investigate potential re-use options for the Police Station and Town Hall sites
- The options for re-use are just that – options – no decisions have been made
- We expect and welcome additional suggestions as we move through the public process

# Cost for Stand-Alone Buildings

Building	PROJECT COSTS	Assumed Start Date
Police Option A (21,000 sq ft new)	\$11,963,000	In 2014
Senior Center (16,000 sq ft new)	\$ 8,595,000	In 2016
Town Hall Option B (35,000 sq ft new/renovated)	\$16,563,000	In 2018

***If built separately,  
these three  
buildings will cost  
approx.  
\$37,121,000.***

**Note: Excludes site acquisition cost, if any.**



# Comparison with Rustcraft

	3 Stand - Alone Buildings	Consolidated at Rustcraft
Total Cost	\$37.1 MM	\$28.0 MM
Timing	Duration at least 7 years Probably 2022/2025 before all 3 are built	Duration 2 years Likely 2015 or early 2016 completion
Sites	1) High Street @ Mt. Vernon recommended for Police. 2) Two other sites TBD	All at Rustcraft Road
Cost/Sq. Ft.	\$400 - \$500	\$250 +/-



# Alternative Re-Use Scenarios

## *Police Station Site*

- 0.34 acre – built in 1962
- Building is 14,281 square feet – not considered re-usable and would be demolished
- Potential mixed-use options:
  - 1) Retail and office, 3 stories, 34,000 square feet, including District Attorney as tenant (staff would park at Courthouse)

There is no guarantee that DA will return to the square as more negotiations and analysis are needed in 2014.
  - 2) Retail and residential, 2 stories, 24,250 square feet, restricted parking



# Alternative Re-Use Scenarios

## *Town Hall Site*

- 1.07 acre. Built in 1963
- Building is 17,744 square feet – could be renovated or demolished
- Potential options:
  - 1) Office space requiring renovations, 18,000 square feet
  - 2) Mixed-use retail and residential, 3 stories, 45,250 square feet
  - 3) Mixed use with less retail and more residential, 3 stories, 47,250 square feet



# Tax Impact of the Project

- ❖ There has been some speculation that the cost of this Project would result in increased property taxes for Dedham residents. However, because the Town is utilizing the proceeds of the meals tax and the additional 2% hotel/motel tax, the cost of this Project **will not result in an increase in property taxes**
- ❖ Residents and businesses have made it clear to Town Officials that they do not want to be adversely affected by property tax increases to pay for new Town facilities
- ❖ This proposed financing plan achieves that goal while allowing the Town to modernize and construct new facilities





# The Letter of Intent

- ❖ On September 19<sup>th</sup> the BOS and The Davis Companies executed a Letter of Intent to Purchase the Property
- ❖ The Project Cost is based on \$28 Million Dollars
- ❖ This includes \$18 Million Dollars to Purchase the Property from Davis and \$10 Million Dollars to Fit out the Town's Facility Needs for Town Hall, Police Department, Senior Center, Park and Recreation, and Credit Union (lease space)



# Next Steps

- ❖ Fin Com Warrant Hearing October 8<sup>th</sup> 6:30 at Town Hall
- ❖ Site visits at the Rustcraft Building on Wednesday October 16<sup>th</sup> and Wednesday October 23<sup>rd</sup> at 3 PM and 6 PM all are Welcome
- ❖ Mini Town Meetings November 4<sup>th</sup> and 5<sup>th</sup> (if needed) 7 PM at the Middle School
- ❖ Special Town Meeting Monday November 18<sup>th</sup> and 19<sup>th</sup> (if needed)



# Next Steps for Re-use of Town Hall and the Police Station

- ❖ The BOS would hire a professional service firm to organize the process
- ❖ The BOS would seek comments from residents on the pros and cons of the lease and sale options, as well as the possible use of the sites
- ❖ The BOS would vote and the Town Administrator would issue a Request for Proposal for each of the sites
- ❖ The Town Administrator, along with his team, would evaluate the RFP's and make a recommendation on which proposals were most advantageous for the Town
- ❖ The BOS would then present a recommendation to Town Meeting



# Next Steps for Rustcraft

- Purchase and Sale to be finalized with the Davis Company
- BPCC assigned the project by TA
  - Procurement of an OPM (Owners Project Manager)
  - Designer selection process
  - RFP for a General Contractor
  - General Contractor selected
- Construction timeline established
- Project Construction begins



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